

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE - SE/Corner Satyr
Hill Road and Proctor Lane
(9101 Satyr Hill Road)
9th Election District
4th Councilmanic District

Chang Soo Han, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-192-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 9101 Satyr Hill Road, located in the vicinity Cromwell Bridge Road in Parkville. The Petitions were filed by the owners of the property, Chang Soo Han and Sun Jae Han, through their attorney, David B. Shapiro, Esquire. The Petitioners seek approval to retain cooking equipment in an existing two-story garage, and variance relief to permit an accessory structure height of 21 feet in lieu of the maximum permitted 15 feet for the existing garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner were Chang Soo Han, property owner, Su Chun, and David B. Shapiro, Esquire, attorney for the Petitioners. Several residents from the surrounding community appeared in opposition to the Petitioners' request, all of whom signed the Citizen Sign-In Sheet.

At the preliminary stage of the public hearing held on this matter, it was discovered that the variance being requested by the Petitioners was previously granted to the prior owner of the property in Case No. 88-236-A. Therefore, it was not necessary for the Petitioners to

ORDER RECEIVED FOR FILING

Date

By

RECEIVED

provide testimony or evidence in support of the variance, and thus, this request was dismissed as moot.

As to the Petition for Special Hearing, testimony revealed that the subject property consists of 0.91 acres, more or less, zoned D.R. 2 and is improved with the subject two-story garage and one and one-half story dwelling which is connected to the garage with a covered carport. The Petitioners purchased the subject property approximately one year ago at which time the existing garage contained one room and a kitchen area on the second floor. The Petitioners have used this kitchen area to entertain guests, make coffee, etc., while using the first floor to store vehicles and lawn equipment. The Petitioners recently applied for and obtained a building permit to construct a 35' x 22' addition onto the existing garage to provide a larger recreation room for their use. Testimony indicated that this recreation/party room provides additional space for the family's recreational use as well as entertaining guests. Further testimony indicated that the Petitioners may entertain guests once or twice a week, and on Sundays, approximately 10 to 12 people come to their home to play ping pong, play music, and discuss the Bible. The Petitioners would like to retain the existing kitchen facilities on the second floor of the existing garage so that they can continue to provide light refreshments and meals for their guests.

Appearing in opposition to the Petitioners' request were several residents from the surrounding community. These residents are very much concerned that the Petitioners are utilizing the garage and recreation room as a Church. They testified that up to 12 people may congregate at the Petitioners' home on weekends and that their attendance gives the appearance that the Petitioners are operating a Church on the premises.

They are concerned over the present activities, given the parking situation in the area, and the fact that this is a residential community. Furthermore, they are concerned that the Church activity will continue to grow should the relief requested be granted. Testimony further revealed that a case is currently pending in District Court relative to a zoning violation on the subject property which alleges that the Petitioners are operating a Church on the premises.

It should be noted that the use of the property as a Church is not the subject of the case before me. I can only rule on the Petition for Special Hearing request as to whether the existing cooking facilities can remain within the garage. I did attempt to resolve this matter between the Petitioners and their neighbors; however, the parties could not agree on a resolution to this situation, which, in my opinion, can only worsen over time.

Inasmuch as I was unable to resolve the differences between the parties, I believe it is appropriate to deny the relief requested within the Petition for Special Hearing. The Petitioners have failed to meet the burden imposed upon them to allow the granting of this request. The Petitioners have failed to prove that the criteria set forth in Section 502.1 would not be adversely affected by the relief requested herein. Furthermore, the Petitioners have failed to prove that a granting of the special hearing relief requested would not be detrimental to the public health, safety and general welfare. In my view, allowing the existing cooking facilities to remain could contribute to the garage/recreation room being utilized as a Church and could also contribute to the garage being utilized as a second dwelling unit. Therefore, I shall require removal of all

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Date

By

cooking facilities/kitchen equipment in the garage within forty-five (45) days of the date of this Order.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the Petition for Special Hearing shall be denied and the Petition for Variance dismissed as moot.

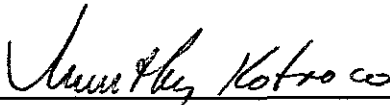
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1995 that the Petition for Special Hearing seeking approval to retain existing cooking equipment (kitchen facilities) in an existing two-story garage, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that all cooking equipment within the existing garage be removed within forty-five (45) days of the date of this Order; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order in which to file an appeal of this decision.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief to permit an accessory structure height of 21 feet in lieu of the maximum permitted 15 feet for the existing garage, be and is hereby DISMISSED AS MOOT.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 28, 1995

David B. Shapiro, Esquire
1101 St. Paul Street, Suite 405
Baltimore, Maryland 21202

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/Corner Satyr Hill Road and Proctor Lane
(9101 Satyr Hill Road)
9th Election District - 4th Councilmanic District
Chang Soo Han, et ux- Petitioners
Case No. 96-192-SPHA

Dear Mr. Shapiro:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied and the Petition for Variance dismissed as moot in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Chan Soo Han
9101 Satyr Hill Road, Baltimore, Md. 21234

Ms. Dorothy T. White, 9105 Satyr Hill Road, Baltimore, Md. 21234
Ms. Pamela Ellwood, 8658 Castlemill Circle, Baltimore, Md. 21236
Mr. Alvin Schleigh, 2502 Proctor Lane, Baltimore, Md. 21234
Ms. Elaine Sauer, 9105 Satyr Hill Road, Baltimore, Md. 21234

People's Counsel
Case File

RECEIVED
DEC 29 1995



Petition for Special Hearing

96-192-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at

9101 Satyr Hill Road

which is presently zoned D.R.2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve allowing residents to keep cooking equipment in their auxiliary building, which is used solely or entertaining special guests. The auxiliary building is not a "separate building," as it has no sleeping quarters and has never been rented out or otherwise inhabited.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s)

Chang Soo Han

(Type or Print Name)

(Type or Print Name)

Signature

X

Signature

and Sun Jae Han, T/E

Address

(Type or Print Name)

X

Signature

9101 Satyr Hill Road

City

State

Zipcode

882-7041

Address

Baltimore, MD 21234

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

David B. Shapiro

Name

Attorney for Petitioner

David B. Shapiro

(Type or Print Name)

X

Signature

101 St. Paul St., Ste. 405

576-9100

1101 St. Paul St., Ste 405

Address

Balto., MD 21202

Phone No

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

11/1/95

ORDER RECEIVED FOR FILING

Date

Revised 9/5/95



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9101 Satyr Hill Road

which is presently zoned

D.R.2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 to permit a 21 ft. hgt in lieu of 15 ft.
for a garage.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The practical difficulty is posed by reducing the height of an existing structure. Conformance would present an unnecessary financial burden to the petitioner and would result in economic waste and substantial injustice to the petitioner. Granting the variance will not have a negative impact on public safety or welfare.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

David B. Shapiro

(Type or Print Name)

X
Signature

1101 St. Paul St., Ste 405

Address

Phone No.

Baltimore, MD 21202

City

State

Zipcode

576-9100

Legal Owner(s)

Chang Soo Han

(Type or Print Name)

X

Signature

and Sun Jae Han, T/E

(Type or Print Name)

X

Signature

9101 Satyr Hill Road

Address

Phone No

Baltimore, MD 21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

David B. Shapiro

Name

1101 St. Paul St., Ste 405

Address

Balto., Md 21202

Phone No

576-9100

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

11/1/95

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ZONING DESCRIPTION FOR 9101 SATYR HILL ROAD

96-192-

Beginning at a point at the intersection of Satyr Hill Road, which is 23 feet wide, and Proctor Lane, which is 30 feet wide, N. 34*50' E. 100 ft., N. 27*57' E 90 ft, N. 25*14' E. 41.06 ft.; S. 55*46' E. 210.23 ft.; S. 34*14' W. 230 ft.; and N. 55*46' W. 195 ft. to the place of beginning. As recorded in Baltimore County Deed Liber EHK Jr., Folio 489, containing 39,639 square feet. Also known as 9101 Satyr Hill Road and located in the 9th Election District, 6th Councilmanic District. SPHA

The above property is:

a) Subject to restrictions in Liber J.W.B. No. 1537, Folio 329.

b) Subject to pole and wire agreement in Liber P.B.S. No. 1645, Folio 103.

RECORDED

187

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th

Date of Posting: 11/19/95

Posted for: Special Hearing

Petitioner: Chenafco & Son Inc. H&M

Location of property: 901 5th HILL RD

Location of Signs: Facing road on property being posted

Remarks: _____

Posted by: _____

Signature

Date of return: 12/1/95

Number of Signs: 1

3

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #98-182-SP1A (Item 187)

9101 Savy Hill Road
corner MS Proctor Lane, E/S
Savy Hill Road

5th Election District

4th Councilmanic

Legal Owner(s):

Chang Soo Han and Sun Jae Han

Hearing, Tuesday, December 12, 1995 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to allow

residents to keep cooking equipment in their auxiliary building, which is used solely or entertaining special guests.

Variances to permit a 21 foot height in lieu of the 15 feet for a garage.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations

Please Call 867-3353.

(2) For information concerning the File and/or Hearing, Please Call 867-3391.

11/27/95 Nov. 23, 618742

CERTIFICATE OF PUBLICATION

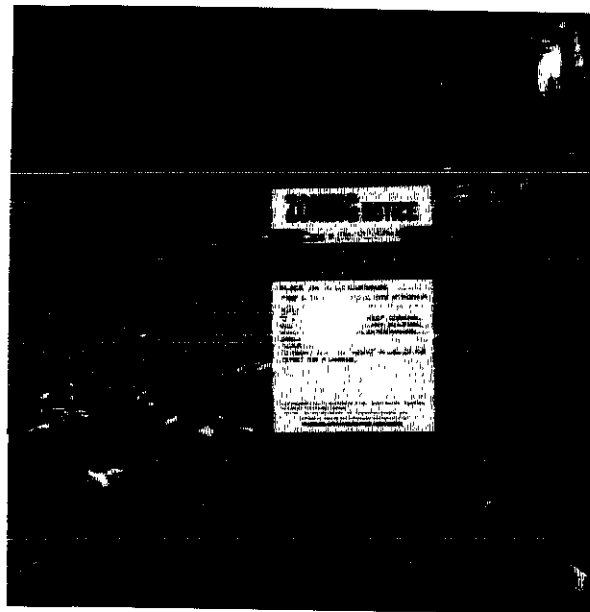
TOWSON, MD., Nov. 30, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 23, 1995.

THE JEFFERSONIAN,

A. H. *Handwritten Signature*
LEGAL AD. - TOWSON

96-192-SPH7



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

96-'92-SPHA
No.

DATE 11/1/95 ACCOUNT 01-615

Item. 187

By: MDK

AMOUNT \$ 170.00

RECEIVED FROM: David Shapiro - 9101 Setyr Hill Rd

010- Res vari - \$50.00

030- Sp. Hrs - \$50.00

080 - 2 signs - \$70.00

FOR: \$170.00

SEP 14 1995 - 11:40 AM - \$170.00

SEP 14 1995 - 11:40 AM - \$170.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 187 Petitioner: Chang Soo Han

Location: 9161 Satyr Hill Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David B. Shapiro

ADDRESS: 1101 St. Paul St., Ste 405

Balto. MD 21202

PHONE NUMBER: 576-9100



TO: PUTUXENT PUBLISHING COMPANY

November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

David B. Shapior, Esq.
1101 St. Paul Street, Suite 405
Baltimore, Maryland 21202
576-9100

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-192-SPHA (Item 187)
9101 Satyr Hill Road
corner N/S Proctor Lane, E/S Satyr Hill Road
9th Election District - 4th Councilmanic
Legal Owner: Chang Soo Han and Sun Jae Han

Special Hearing to allow residents to keep cooking equipment in their auxiliary building, which is used solely or entertaining special guests.

Variance to permit a 21 foot height in lieu of the 15 feet for a garage.

HEARING: TUESDAY, DECEMBER 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-192-SPHA (Item 187)
9101 Satyr Hill Road
corner N/S Proctor Lane, E/S Satyr Hill Road
9th Election District - 4th Councilmanic
Legal Owner: Chang Soo Han and Sun Jae Han

Special Hearing to allow residents to keep cooking equipment in their auxiliary building, which is used solely or entertaining special guests.

Variance to permit a 21 foot height in lieu of the 15 feet for a garage.

HEARING: TUESDAY, DECEMBER 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Chang Soo and Sun Jae Han
David B. Shapiro, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 4, 1995

David B. Shapiro, Esquire
1101 St. Paul Street., Suite 405
Baltimore, MD 21202

RE: Item No.: 187
Case No.: 96-192-SPHA
Petitioner: Chang Soo Han

Dear Mr. Shapiro:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 1, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 21, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 21, 1995
Item No. 187

The Development Plans Review Division has reviewed the subject zoning item. Proctor Lane is an existing road, which shall ultimately be improved as a 50-foot street cross-section on a 70-foot right-of-way.

Satyr Hill Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: November 16, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 9101
Satyr Hill Road
INFORMATION:

Item Number: 187

Petitioner: Chang Soo Han

Property Size: _____

Zoning: DR-2

Requested Action: Special Hearing

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff agrees with the position taken by Mr. Kellman regarding the variance request. Since a variance was previously granted, there appears to be no need for further approval.

In reference to the special hearing, this office does not oppose the applicant's request; however, a restriction limiting the use of the cooking equipment to common residential activity should be placed in the Order.

Prepared by: _____

Jeffrey W. Long

Division Chief: _____

Carol L. Kerns

PK/JL



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-20-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 187 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/15/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 13, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

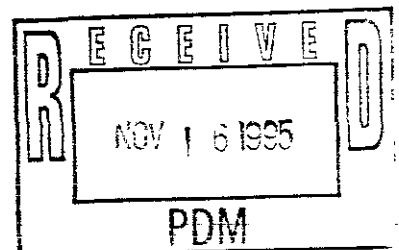
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 185, 187, 190, 191 AND 193.³

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 1, 1995

TO: Hearing Officer

FROM: Mitchell J. Kellman
Planner II, PDM

SUBJECT: Item #187
9101 Satyr Hill Road

This property has already obtained a 21-foot height variance; however, another variance was filed along with the special hearing request. This variance may be determined as moot. I think that the petitioner was unaware that a variance was granted.

MJK:scj

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
9101 Satyr Hill Rd, Corner N/S Proctor	*	ZONING COMMISSIONER
Ln, E/S Satyr Hill Road, 9th Election	*	
District, 4th Councilmanic	*	OF BALTIMORE COUNTY
Chang Soo Han and Sun Jae Han	*	CASE NO. 96-192-SPHA
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to David B. Shapiro, Esquire, 1101 St. Paul Street, Suite 405, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

DAVID B. SHAPIRO
ATTORNEY AT LAW

SUITE 407
1101 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202

(410) 576-9100
FAX (410) 576-9102

ALSO ADMITTED TO PRACTICE IN
THE DISTRICT OF COLUMBIA

November 29, 1995

Mr. Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number: 96-192-SPHA (Item 187)

Dear Mr. Jablon:

Please be advised that I represent Chang Soo and Sun Jae Han in the above-referenced matter which is scheduled for a Hearing on December 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse. I am respectfully requesting that this matter be heard at 11:00 a.m. on this date, if at all possible, due a previously scheduled hearing at 9:15 a.m. on the same date at the Circuit Court of Baltimore County (see notice enclosed herein).

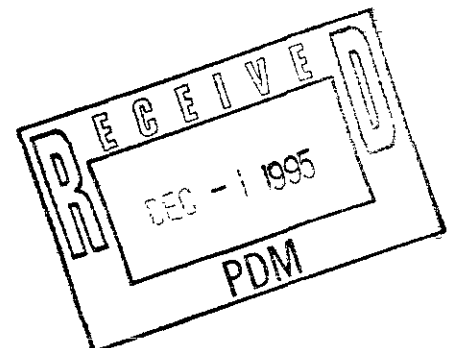
Thank you for consideration in this matter.

Very truly yours,


DAVID B. SHAPIRO

DBS/b

Enclosure



NOTICE OF HEARING
CIRCUIT COURT FOR BALTIMORE COUNTY

Case No. 95CR3203

State of Maryland: CHESTER E MCALICHER

State of Maryland, Baltimore County to wit:

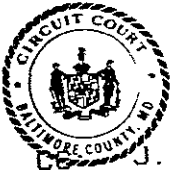
TO: DAVID SHAPIRO, ESQUIRE
1101 ST PAUL STREET
SUITE 407
BALTIMORE, MD 21202

You are hereby NOTIFIED TO APPEAR before the Judges of the Circuit Court for
Baltimore County, County Courts Building, 401 Bosley Avenue, Towson, Maryland. ON DECEMBER 12, 1995
09:15 A.M. FOR THE TRIAL OF THE ABOVE ENTITLED CASE.

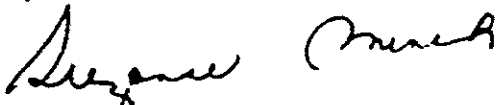
ANY POSTPONEMENT OF THIS DATE MUST BE IN ACCORDANCE WITH
MD. RULE 4-271.

Witness the Honorable Chief Judge of the Third Judicial Circuit of Maryland.

Issued: OCTOBER 5, 1995



J.T. SMITH, ESQUIRE


SUZANNE MENSCH
Clerk, Circuit Court for Baltimore County
887-2694
VOICE/TDD Md. Relay Service 1-800-735-2258

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Dorothy T. White

9105 Satyr Hill Rd.

21234

Pamela Elwood

8658 Castlemill Cir

Balto. MD 21236

Alvin Schlegel

2502 Proctor Lane

Balto MD 21234

Elaine Sauer

9105 Satyr Hill Rd 21234



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID B. SHAPIRO, Esq.

1161 St. Paul St, 405, Balto MD

CHANG Soo, HAN

9161 Satyr hill Rd. Balto, MD

Su Chun

9101 Satyr hill RD Balto MD



Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

PROPERTY ADDRESS: 9101 SATYR HILL ROAD

* Subdivision name: _____

Plat book # _____, folio # _____, section # _____

10/25/95
11:40'

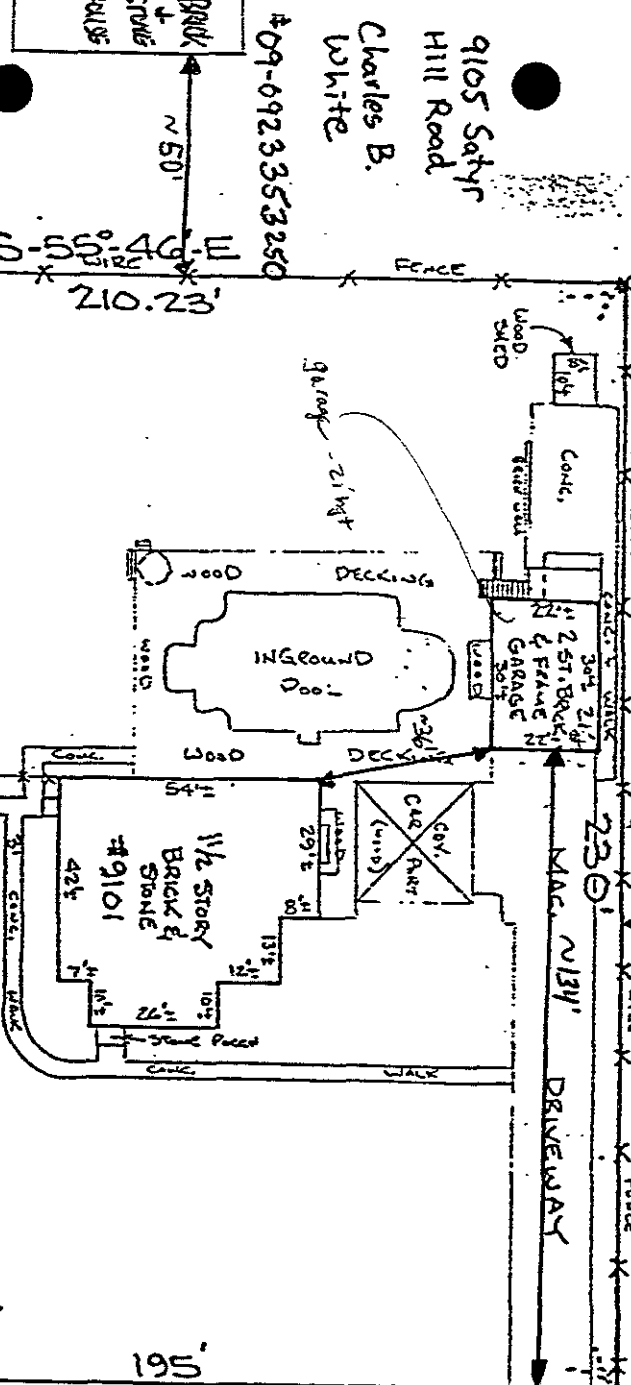
OWNER: CHANG SOO HAN & SUN JAE HAN

BRICK HOUSE

04-0919070690

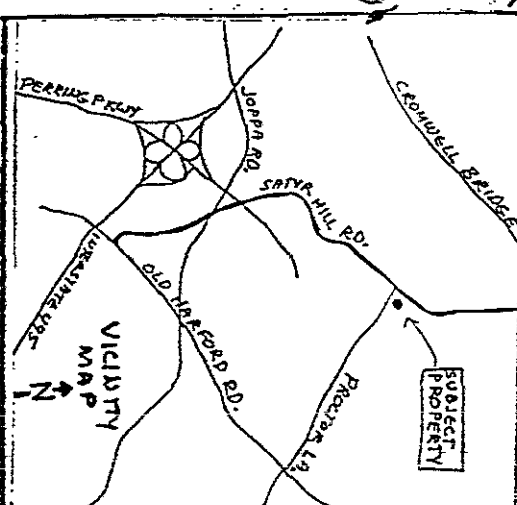
* Not recorded within subdivision

Alvin C. and
Gladys E. Schling
2502 Proctor Lane



PROCTOR LANE

SATYR HILL ROAD
PAVED 28'



LOCATION INFORMATION

Councilman's District: G 4
Election District: 9th

1"-200' scale map: NE-112

Zoning: DR-2

Lot size: 0.91 39,639 square feet

acreage

- SEWER: ☒ Public ☐ Private
- WATER: ☒ Public ☐ Private

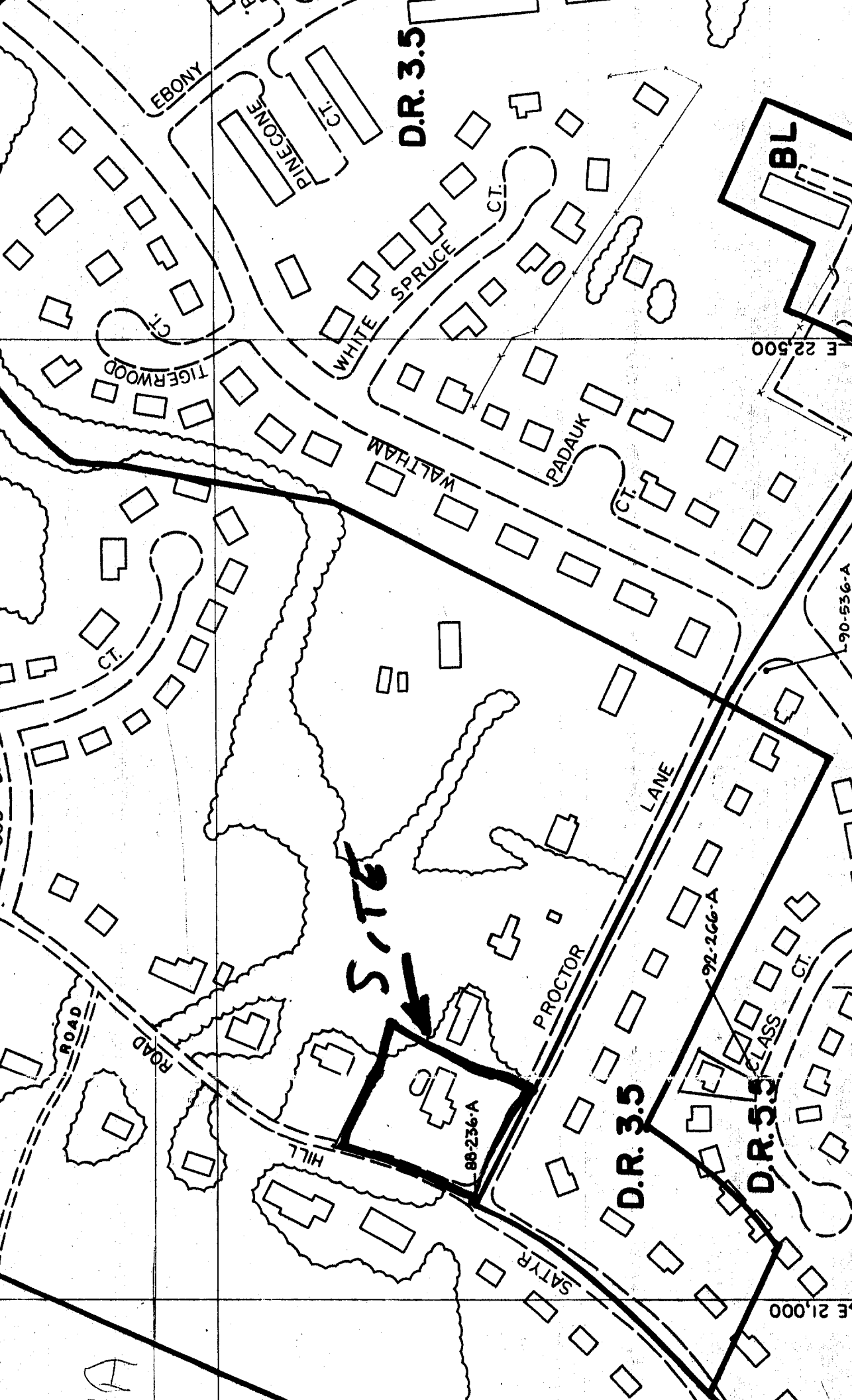
Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: 88-236-A

Zoning Office USE ONLY

reviewed by: _____ ITEM # _____ CASE # _____

22976 187



(SHEET N.E.-10-D)

SCALE

1" = 20'

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

DATE OF PHOTOGRAPH JANUARY

BIM Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

BALTIMORE COUNTY ANNING AND ZONING MAP

William A. Howard IV

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - SE/Corner Satyr Hill Road and Proctor Lane (9101 Satyr Hill Road) 9th Election District 4th Councilmanic District Chang Soo Han, et ux Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-192-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 9101 Satyr Hill Road, located in the vicinity Cromwell Bridge Road in Parkville. The Petitions were filed by the owners of the property, Chang Soo Han and Sun Jae Han, through their attorney, David B. Shapiro, Esquire. The Petitioners seek approval to retain cooking equipment in an existing two-story garage, and variance relief to permit an accessory structure height of 21 feet in lieu of the maximum permitted 15 feet for the existing garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner were Chang Soo Han, property owner, su Chun, and David B. Shapiro, Esquire, attorney for the Petitioners. Several residents from the surrounding community appeared in opposition to the Petitioners' request, all of whom signed the Citizen Sign-In Sheet.

At the preliminary stage of the public hearing held on this matter, it was discovered that the variance being requested by the Petitioners was previously granted to the prior owner of the property in Case No. 83-236-A. Therefore, it was not necessary for the Petitioners to

provide testimony or evidence in support of the variance, and thus, this request was dismissed as moot.

As to the Petition for Special Hearing, testimony revealed that the subject property consists of 0.91 acres, more or less, zoned D.R. 2 and is improved with the subject two-story garage and one and one-half story dwelling which is connected to the garage with a covered carport. The Petitioners purchased the subject property approximately one year ago at which time the existing garage contained one room and a kitchen area on the second floor. The Petitioners have used this kitchen area to entertain guests, make coffee, etc., while using the first floor to store vehicles and lawn equipment. The Petitioners recently applied for and obtained a building permit to construct a 35' x 22' addition onto the existing garage to provide a larger recreation room for their use. Testimony indicated that this recreation/party room provides additional space for the family's recreational use as well as entertaining guests. Further testimony indicated that the Petitioners may entertain guests once or twice a week, and on Sundays, approximately 10 to 12 people come to their home to play ping pong, play music, and discuss the Bible. The Petitioners would like to retain the existing kitchen facilities on the second floor of the existing garage so that they can continue to provide light refreshments and meals for their guests.

Appearing in opposition to the Petitioners' request were several residents from the surrounding community. These residents are very much concerned that the Petitioners are utilizing the garage and recreation room as a Church. They testified that up to 12 people may congregate at the Petitioners' home on weekends and that their attendance gives the appearance that the Petitioners are operating a Church on the premises.

They are concerned over the present activities, given the parking situation in the area, and the fact that this is a residential community. Furthermore, they are concerned that the Church activity will continue to grow should the relief requested be granted. Testimony further revealed that a case is currently pending in District Court relative to a zoning violation on the subject property which alleges that the Petitioners are operating a Church on the premises.

It should be noted that the use of the property as a Church is not the subject of the case before me. I can only rule on the Petition for Special Hearing request as to whether the existing cooking facilities can remain within the garage. I did attempt to resolve this matter between the Petitioners and their neighbors; however, the parties could not agree on a resolution to this situation, which, in my opinion, can only worsen over time.

Inasmuch as I was unable to resolve the differences between the parties, I believe it is appropriate to deny the relief requested within the Petition for Special Hearing. The Petitioners have failed to meet the burden imposed upon them to allow the granting of this request. The Petitioners have failed to prove that the criteria set forth in Section 502.1 would not be adversely affected by the relief requested herein. Furthermore, the Petitioners have failed to prove that a granting of the special hearing relief requested would not be detrimental to the public health, safety and general welfare. In my view, allowing the existing cooking facilities to remain could contribute to the garage/recreation room being utilized as a Church and could also contribute to the garage being utilized as a second dwelling unit. Therefore, I shall require removal of all

cooking facilities/kitchen equipment in the garage within forty-five (45) days of the date of this Order.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the Petition for Special Hearing shall be denied and the Petition for Variance dismissed as moot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1995 that the Petition for Special Hearing seeking approval to retain existing cooking equipment (kitchen facilities) in an existing two-story garage, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that all cooking equipment within the existing garage be removed within forty-five (45) days of the date of this Order; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order in which to file an appeal of this decision.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief to permit an accessory structure height of 21 feet in lieu of the maximum permitted 15 feet for the existing garage, be and is hereby DISMISSED AS MOOT.

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12/28/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/28/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/28/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/28/95
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 28, 1995

David B. Shapiro, Esquire
1101 St. Paul Street, Suite 405
Baltimore, Maryland 21202

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/Corner Satyr Hill Road and Proctor Lane
(9101 Satyr Hill Road)
9th Election District - 4th Councilmanic District
Chang Soo Han, et ux- Petitioners
Case No. 96-192-SPHA

Dear Mr. Shapiro:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing was denied and the Petition for Variance dismissed as moot in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Chan Soo Han
9101 Satyr Hill Road, Baltimore, Md. 21234

Ms. Dorothy T. White, 9105 Satyr Hill Road, Baltimore, Md. 21234
Ms. Pamela Ellwood, 8658 Castlemill Circle, Baltimore, Md. 21236
Mr. Alvin Schleigh, 2502 Proctor Lane, Baltimore, Md. 21234
Ms. Elaine Sauer, 9105 Satyr Hill Road, Baltimore, Md. 21234

People's Counsel
Case File



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 9101 Satyr Hill Road
which is presently zoned D.R.2

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve allowing residents to keep cooking equipment in their auxiliary building, which is used solely for entertaining special guests. The auxiliary building is not a "separate building," as it has no sleeping quarters and has never been rented out or otherwise inhabited.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
Chang Soo Han
Signature
and Sun Jae Han, T/E
Address
9101 Satyr Hill Road
City
Baltimore, MD 21234
Phone No.
882-7044
Name
David B. Shapiro
Address
1101 St. Paul St., Ste 405
Baltimore, MD 21202
Phone No.
576-9100
ESTIMATED LENGTH OF HEARING
1-2 hr
The following date
Next Two Months
ALL
REVIEWED BY
DATE 11/1/95

ORDER RECEIVED FOR FILING
Date 12/28/95
By [Signature]



Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 9101 Satyr Hill Road
which is presently zoned D.R.2

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 to permit a 21 ft ht in lieu of 15 ft for a garage.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The practical difficulty is posed by reducing the height of an existing structure. Conformance would present an unnecessary financial burden to the petitioner and would result in economic waste and substantial injustice to the petitioner. Granting the variance will not have a negative impact on public safety or welfare.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
Chang Soo Han
Signature
and Sun Jae Han, T/E
Address
9101 Satyr Hill Road
City
Baltimore, MD 21234
Phone No.
882-7044
Name
David B. Shapiro
Address
1101 St. Paul St., Ste 405
Baltimore, MD 21202
Phone No.
576-9100
ESTIMATED LENGTH OF HEARING
1-2 hr
The following date
Next Two Months
ALL
REVIEWED BY
DATE 11/1/95

ORDER RECEIVED FOR FILING
Date 12/28/95
By [Signature]

ZONING DESCRIPTION FOR 9101 SATYR HILL ROAD
Beginning at a point at the intersection of Satyr Hill Road, which is 23 feet wide, and Proctor Lane, which is 30 feet wide, N. 34°50' E. 100 ft., N. 27°57' E. 90 ft., N. 25°14' E. 41.06 ft.; S. 55°46' E. 210.23 ft.; S. 34°14' W. 230 ft.; and N. 55°46' W. 195 ft. to the place of beginning. As recorded in Baltimore County Deed Liber EHX Jr., Folio 489, containing 39,639 square feet. Also known as 9101 Satyr Hill Road and located in the 9th Election District, 4th Councilmanic District.

The above property is:

- a) Subject to restrictions in Liber J.W.B. No. 1537, Folio 329.
b) Subject to pole and wire agreement in Liber P.B.S. No. 1645, Folio 103.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 96 Date of Posting: 11/17/95
Posted for: Special Hearing
Petitioner: Chang Soo Han
Location of property: 9101 Satyr Hill Rd
Location of Sign: Along road near property being posted
Remarks: None
Posted by: W. Carl Richards, Jr. Date of return: 12/1/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

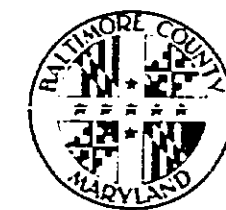
TOWSON, MD., Nov 30, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 23, 1995

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11/15 ACCOUNT: 01-615
Item: 187
By: W. Carl Richards, Jr.
AMOUNT: \$ 170.00
RECEIVED: David Shapiro - 9101 Satyr Hill Rd
FROM: 010 - R/W Fee - \$50.00
030 - S. Hill - \$30.00
040 - 2 min - \$20.00
FOR: \$170.00
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 187 Petitioner: Chang Soo Han
Location: 9101 Satyr Hill Rd
PLEASE FORWARD ADVERTISING BILL TO:
NAME: David B. Shapiro
ADDRESS: 1101 St. Paul St., Ste 405
Baltimore, MD 21202
PHONE NUMBER: 576-9100

TO: FUTURE PUBLISHING COMPANY
November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

David B. Shapiro, Esq.
1101 St. Paul Street, Suite 405
Baltimore, Maryland 21202
576-9100

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-192-SPHA (Item 187)
9101 Satyr Hill Road
corner N/S Proctor Lane, E/S Satyr Hill Road
9th Election District - 4th Councilmanic
Legal Owner: Chang Soo Han and Sun Jae Han

Special Hearing to allow residents to keep cooking equipment in their auxiliary building, which is used solely or entertaining special guests.
Variance to permit a 21 foot height in lieu of the 15 feet for a garage.

HEARING: TUESDAY, DECEMBER 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-192-SPHA (Item 187)
9101 Satyr Hill Road
corner N/S Proctor Lane, E/S Satyr Hill Road
9th Election District - 4th Councilmanic
Legal Owner: Chang Soo Han and Sun Jae Han

Special Hearing to allow residents to keep cooking equipment in their auxiliary building, which is used solely or entertaining special guests.
Variance to permit a 21 foot height in lieu of the 15 feet for a garage.

HEARING: TUESDAY, DECEMBER 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon,
Director

cc: Chang Soo and Sun Jae Han
David B. Shapiro, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 4, 1995

David B. Shapiro, Esquire
1101 St. Paul Street., Suite 405
Baltimore, MD 21202

RE: Item No.: 187
Case No.: 96-192-SPHA
Petitioner: Chang Soo Han

Dear Mr. Shapiro:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 1, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 21, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 21, 1995
Item No. 187

The Development Plans Review Division has reviewed the subject zoning item. Proctor Lane is an existing road, which shall ultimately be improved as a 50-foot street cross-section on a 70-foot right-of-way.

Satyr Hill Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

RWB:sv

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: November 16, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 9101
Satyr Hill Road
INFORMATION:

Item Number: 187

Petitioner: Chang Soo Han

Property Size:

Zoning: DR-2

Requested Action: Special Hearing

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff agrees with the position taken by Mr. Kellman regarding the variance request. Since a variance was previously granted, there appears to be no need for further approval.

In reference to the special hearing, this office does not oppose the applicant's request; however, a restriction limiting the use of the cooking equipment to common residential activity should be placed in the Order.

Prepared by: Jeffrey M. Long

Division Chief: Carol L. Kenna

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 187 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/15/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 13, 1995.

Item No.: SEE BELOW Zoning Agenda:

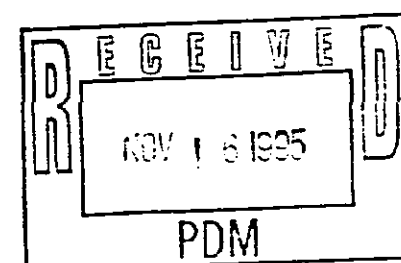
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 185, 187, 190, 191 AND 193.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 1, 1995

TO: Hearing Officer

FROM: Mitchell J. Kellman
Planner II, PDM

SUBJECT: Item #187
9101 Satyr Hill Road

This property has already obtained a 21-foot height variance; however, another variance was filed along with the special hearing request. This variance may be determined as moot. I think that the petitioner was unaware that a variance was granted.

MJK:scj

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
9101 Satyr Hill Rd., Corner N/S Proctor
Ln, E/S Satyr Hill Road, 9th Election
District, 4th Councilmanic
Chang Soo Han and Sun Jae Han
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-192-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to David B. Shapiro, Esquire, 1101 St. Paul Street, Suite 405, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

DAVID B. SHAPIRO
ATTORNEY AT LAW

(410) 576-5100
FAX (410) 576-5102

November 29, 1995

Mr. Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number: 96-192-SPHA (Item 187)

Dear Mr. Jablon:

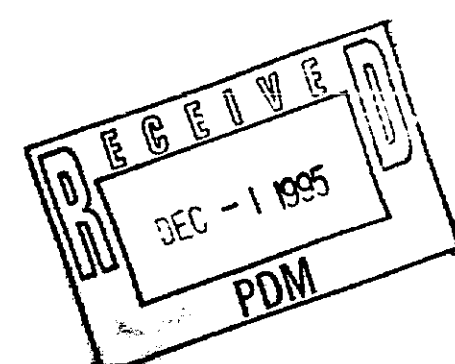
Please be advised that I represent Chang Soo and Sun Jae Han in the above-referenced matter which is scheduled for a Hearing on December 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse. I am respectfully requesting that this matter be heard at 11:00 a.m. on this date, if at all possible, due a previously scheduled hearing at 9:15 a.m. on the same date at the Circuit Court of Baltimore County (see notice enclosed herein).

Thank you for consideration in this matter.

Very truly yours,
David B. Shapiro
DAVID B. SHAPIRO

DBS/b

Enclosure



NOTICE OF HEARING
CIRCUIT COURT FOR BALTIMORE COUNTY

Case No. 95CR3203

State of Maryland: CHESTER E MCALICHER

State of Maryland: Baltimore County to wit:

TO: DAVID SHAPIRO, ESQUIRE
1101 ST PAUL STREET
SUITE 407
BALTIMORE, MD 21202

You are hereby NOTIFIED TO APPEAR before the Judges of the Circuit Court for Baltimore County, County Courts Building, 401 Bosley Avenue, Towson, Maryland, ON DECEMBER 12, 1995 09:15 A.M. FOR THE TRIAL OF THE ABOVE ENTITLED CASE.

ANY POSTPONEMENT OF THIS DATE MUST BE IN ACCORDANCE WITH MD. RULE 4-271.

Witness the Honorable Chief Judge of the Third Judicial Circuit of Maryland.

Issued: OCTOBER 5, 1995



J. T. SMITH, ESQUIRE

SUZANNE MENSCH
Clerk, Circuit Court for Baltimore County
887-2694
VOICE/TDD Md. Relay Service 1-800-735-2258

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Deborah White	9105 Satyr Hill Rd. 21234
Pamela Elwood	8658 Castleman Hill Cir. Balto. MD 21236
Alvin Schenck	2502 Proctor Lane Balto MD 21234
Elaine Jann	9105 Satyr Hill Rd. 21234

PLEASE PRINT CLEARLY

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